

For Sale

Vacant Land at Fountain Hills

LOCATED ON ALBUQUERQUE'S GROWING WEST SIDE

NWQ Paseo Del Norte & Eagle Ranch Rd. NW | Albuquerque, NM 87120



SALE PRICE

- \$8.50/SF to \$18.00/SF

AVAILABLE

- Lot Sizes Ranging From: ±1.37 to ±4.1 Acres

IDO ZONING

- NR-C, Commercial

PROPERTY HIGHLIGHTS

- Developed lots
- All utilities to the sites
- Highly-visible corridor located on Paseo Del Norte
- Fantastic views of the Sandia Mountains
- Located in a high-growth area
- Near residential neighborhoods with high incomes
- Surrounded by schools, churches, services & residential
- Access from Paradise Blvd. and Eagle Ranch Rd.

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LOCATION



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SITE PLAN

TRACT PRICE LIST

Tract A	±5.47 Acres	\$8.50/SF	\$2,025,322
Tract A-1	±3.00 Acres	SOLD	
Tract A-2-A	±1.37 Acres	\$8.50/SF	
Tract A-2-B	±1.37 Acres	SOLD	
Tract A-2-C	±2.73 Acres	\$8.50/SF	
Tract A-2-E	±1.52 Acres	SOLD	
Tract B	±3.86 Acres	\$7.50/SF	\$1,261,062
Tract B-1	±0.964 Acres	SOLD	
Tract B-2	±0.964 Acres	SOLD	
Tract B-3	±0.964 Acres	SOLD	
Tract B-4	±0.964 Acres	SOLD	
Tract C	±1.68 Acres	\$10.00/SF	\$1,458,388
Tract D	±5.13 Acres	SOLD	
Tract E	±1.86 Acres	\$18.00/SF	\$1,458,388
Tract F	±1.22 Acres	SOLD	
Tract G	±0.948 Acres	SOLD	
Tract H	±0.976 Acres	SOLD	
Tract 10-1-A	±1.06 Acres	SOLD	
TOTAL	±14.12 Acres		



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SURVEY

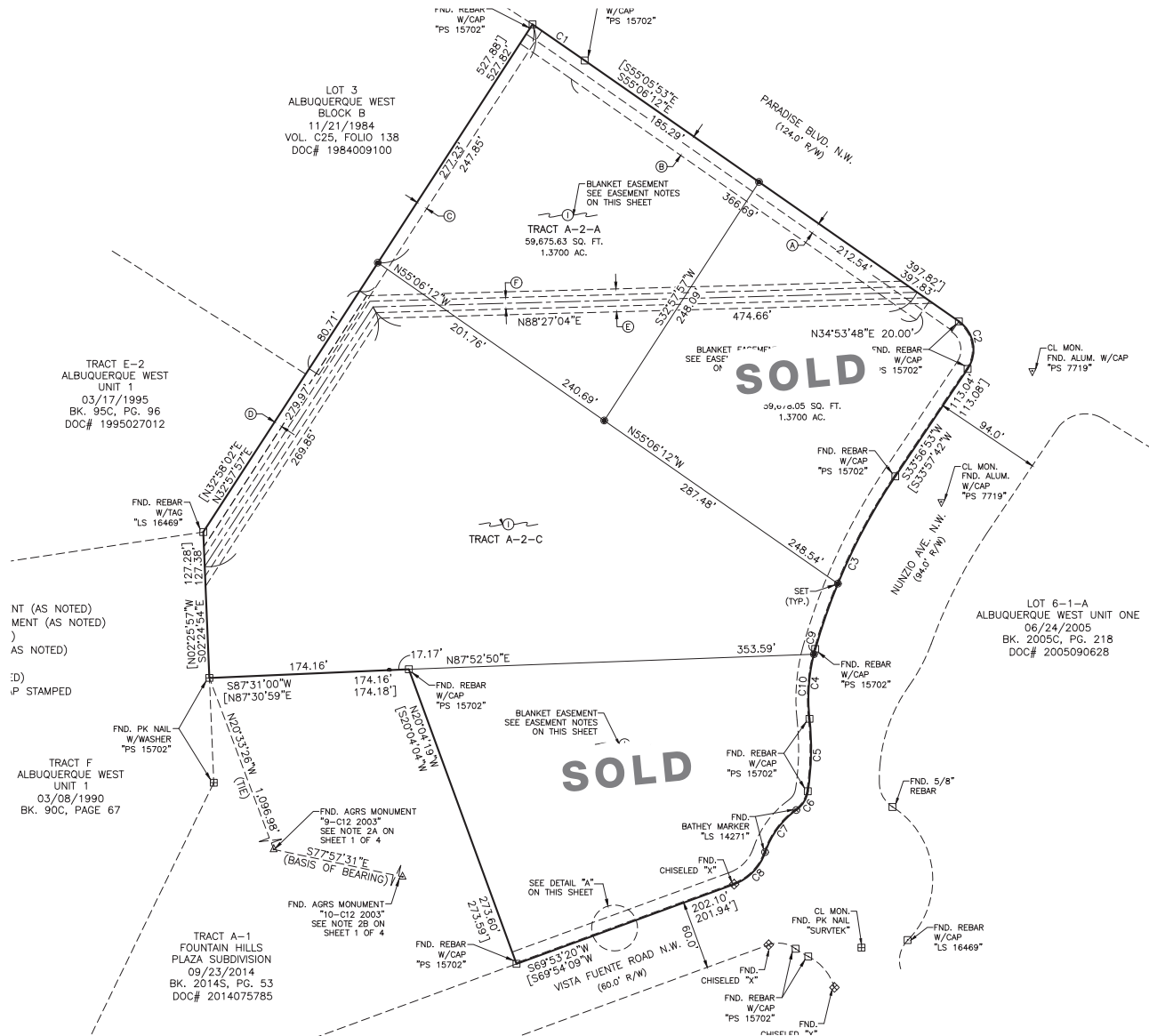
TRACT A

Tract A-2-A: ±1.37 Acres

Tract A-2-C: ±2.73 Acres

Tract A-2-D: ±1.53 Acres

TOTAL: ±4.10 Acres



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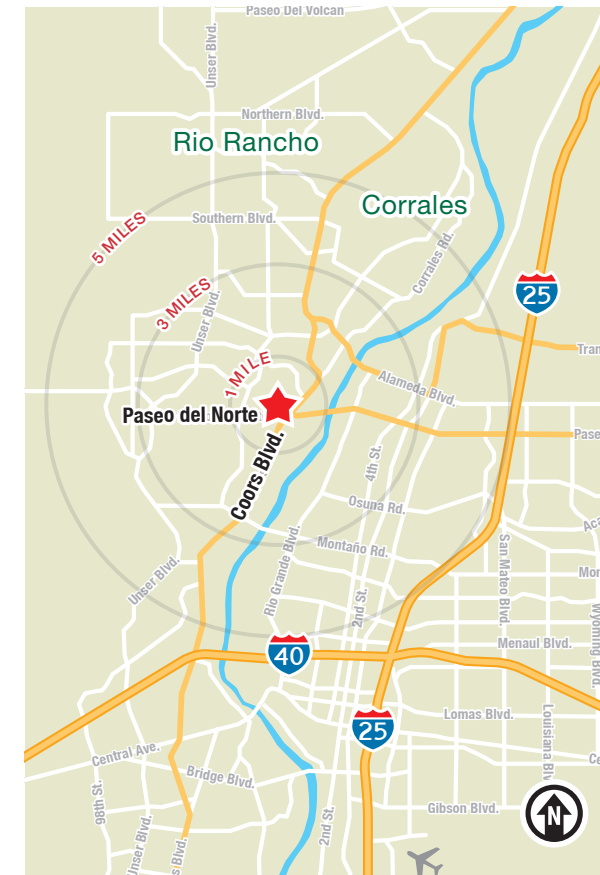
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	12,396		77,330		186,243	
Households	4,847		30,510		73,575	
Families	3,278		20,130		47,615	
Average Household Size	2.52		2.51		2.49	
Owner Occupied Housing Units	3,387		21,977		54,784	
Renter Occupied Housing Units	1,460		8,532		18,791	
Median Age	37.7		38.1		38.7	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	259	5.3%	2,065	6.8%	5,850	8.0%
\$15,000 - \$24,999	186	3.8%	1,641	5.4%	4,836	6.6%
\$25,000 - \$34,999	294	6.1%	1,956	6.4%	5,331	7.2%
\$35,000 - \$49,999	351	7.2%	3,478	11.4%	8,910	12.1%
\$50,000 - \$74,999	967	20.0%	6,189	20.3%	14,109	19.2%
\$75,000 - \$99,999	803	16.6%	4,684	15.4%	11,215	15.2%
\$100,000 - \$149,999	1,107	22.8%	5,656	18.5%	12,987	17.7%
\$150,000 - \$199,999	440	9.1%	2,284	7.5%	4,923	6.7%
\$200,000+	440	9.1%	2,556	8.4%	5,413	7.4%
Median Household Income	\$84,508		\$74,566		\$69,603	
Average Household Income	\$105,679		\$97,061		\$91,466	
Per Capita Income	\$41,475		\$38,089		\$35,699	

DEMOGRAPHICS

Demographics	1 mile	3 mile	5 mile
 Total Population	12,396	77,330	186,243
 Average HH Income	\$105,679	\$97,061	\$91,466
 Daytime Employment	2,849	22,921	86,079

2021 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

Albuquerque
Metro
Population

#1

**The
Largest**

City in
the State

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

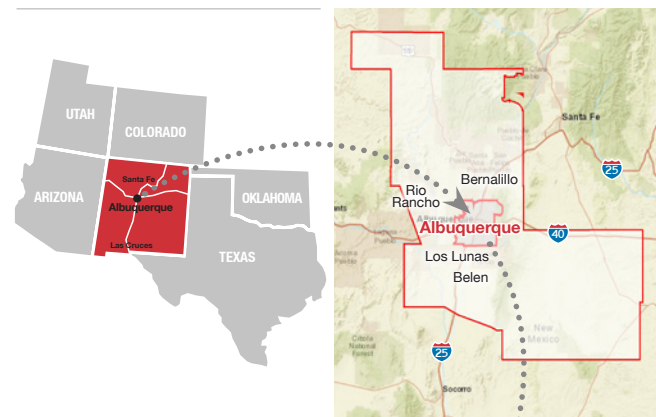
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

ALBUQUERQUE METRO



ALBUQUERQUE CITY

